

Proposed Development Staging

Implementation Strategy

Priority Project	Scope	Estimated Contribution	Potential Implementation Entity/Source	Maintenance
1. Consolidated Parking Lot	Reconfigure existing parking lots behind businesses; improve parking identity.	\$240,000.00 est.	Community Urban Redevelopment Corporation (CURC), 96 Capital Budget Request	Civic Association CURC
2a. Beechmont Avenue Widening	Coordinate state widening efforts with neighborhood urban fabric	\$350,000.00 est.	Civic Association/Public Works, CURC, State of Ohio (ODOT)	Public Works
2b. Pedestrian R.O.W. Improvements	Improve district curb appeal with street trees, waste receptacle, banners, benches & pavers; removal of bus stop; continue landscape improvements along Oxford Place	\$190,000.00 est.	Civic Association, Urban Forestry, Public Works, Queen City Metro, Property Owners	Public Works Urban Forestry Civic Association Assessment District
2c. Utility Mitigation	Consolidate and simplify existing power lines along Beechmont in conjunction with road widening	Unknown	Civic Association, Property Owners, CURC, City Dept of Economic Development	CG&E, Assessment District
3. Retention of Anchor Grocery	Negotiate with grocer to maintain anchor presence in district	Unknown/Volunteer Hours	Civic Association/Economic Dev. CURC	N/A
4. Private Facade and Site Improvements	Improve district identity through facade, lighting, awning, site, and signage improvements	Up to \$15,000.00 +/- Per facade bay	Private Property Owners, Government Loan Programs, CURC	Property Owners
5. Vacant Parcel Development	Encourage village scale development	Unknown	Private Property Owner/Developer	Property Owners
6. Improved Business District Connection to Stanbery Park	Provide gateway to park near Beechmont; improve pedestrian connection	Unknown	Park Board, Civic Association, CURC	Park Board, Civic Association
7. Development of Key Vacant Corner Site	Vacant corner of Corbly and Beechmont; encourage village identity/focus	Unknown	Private Property Owner/Developer	Property Owners
8. Gateway Enhancement Project	Improve village image and identity at key entry points into district	\$10,000.00 +/- per gateway	Civic Association, CURC	Property Owners, CURC

NOTE! Certain types of improvement projects require private property Owner participation through assessment or modification of Utility Services. Each project must secure funding, coordinate with appropriate agencies, and integrate with the surrounding community.

Proposed Community Programs

Implementation Strategy

Priority Project	Scope	Contribution	Implementation Entity/Source
1. Establish a Block Watch Program	Work with Safety Department to establish program	30 Volunteer Hours	Civic Association, Safety Department, Community Urban Redevelopment Corporation (CURC)
2. Attract New and Strengthen Existing Businesses	Hire marketing manager leasing consultant; encourage appropriate new development; monitor new businesses	\$52,000.00 and 40 volunteer hours annually	Civic Association, CURC
3. Conduct Business District Clean-up	General clean-up; weekly sidewalk sweep	500 volunteer hours annually	Civic Association Sanitation Division, CURC
4. Market and Operate Business District as a Unit	Establish extended business hours; conduct annual membership drive; coordinate cooperative advertising programs; encourage appropriate business mix	620 volunteer hours annually	Civic Association, CURC
5. Encourage Community Based Business District	Encourage business and property owners to take part in district activities, increase patronage; encourage local ownership; fundraising for business district enhancements; open air market	320 volunteer hours annually	CURC
6. Conduct a Small Business Roundtable	One per year; provide business assistance program tools; recruit local experts for advice	120 volunteer Hours annually	CURC, Economic Development